

Addendum



Auction: 25 May 2023

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Addendum as of 25 May 2023

Lot	Address	Amendment
1	Flat 36, Lloyd Square, 14 Niall Close, Birmingham B15 3LX	The buyer is aware that there is only 42 years remaining on the lease, the head lease cannot be located at this present time. Any enquiries relating to the lease extension will need to be made by the buyer and their solicitor directly without the involvement of the seller or their solicitors.
5	Former Russells Hall Youth Centre, Overfield Road, Dudley, West Midlands DY1 2NX	Completion Date 08.06.2023
6	Netherend Neighbourhood Centre, Mogul Lane, Halesowen, West Midlands B63 2QQ	Completion Date 23.06.2023
8	1 Granville Street, off Uttoxeter Road, Derby DE1 1GR	Completion Date 15.05.2023
9	Land at Brittain Drive, Codnor Industrial Estate, Ripley, Derbyshire DE5 3NB	Completion date 23.06.2023
10	Fairholme, 1 Rutland Street, Matlock DE4 3GN	Completion date 23.06.2023
11	Flat 33, College House, Bridge Road, Birmingham B8 3TE	The property is sold subject to a sitting tenant at a rent of £498 pcm. Completion will be 5 business days after the requirements of the restriction at B3 in the Register. The Buyer is required to enter into a licence to assign. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
13	135 Birchover Way, Allestree, Derby DE22 2DB	Guide Price: £200,000

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15	The Lawns, 54 Hills Road, Saham Toney, Thetford IP25 7EN	Guide Price: £195,000
16	84 North Gate, Newark NG24 1HF	We have been informed there is currently a tenant in the property who is due to vacate at the end of June. Prospective buyers are to take the property as it stands at completion and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
17	Bilsthorpe Methodist Church, Valley Road, Newark, Nottinghamshire NG22 8QH	Completion Date 07.07.2023
18	27 Longford Close, Birmingham, West Midlands B32 4JU	The guide price is £94,000+
19	22a Grove Road, Sparkhill, Birmingham B11 4DE	Completion Date 07.07.2023
20	1 and 7A Saxon Court plus Freehold of Saxon Court (1-8), High Street, Bidford-On-Avon, Alcester B50 4AB	To clarify the sale is of the freehold (WK399969) 1-8 Saxon Court subject to the Leases etc as set out in the Auction Pack Cover Sheet within the legal pack. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
21	9 Conyger Close and parking space, Great Oakley, Corby, Northamptonshire NN18 8FW	Postponed
22	24 Hillside Avenue, Knowsley, Liverpool, Merseyside L36 8DX	Completion Date: 22.06.2023 No further information will be provided regarding the tenancy or tenancies at the property or the tenancy agreement and neither the Buyer nor the buyer's solicitor will raise any objection requisition or enquiry in connection with the Tenant, the tenancy or the Tenancy agreement(s) and completion will not be allowed to be delayed in respect of the same.

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23	Units 4, 5, 6, 6B, 7A, 7B, 8 and 10, Chancel Industrial Estate, Hickman Avenue, Wolverhampton WV1 2UH	Withdrawn
27	Flats 1-3, 5 Batten Street, Aylestone, Leicester, Leicestershire LE2 7PA	Postponed
29	71 Brompton Road, Hamilton, Leicester, Leicester, Leicestershire LE5 1PP	Prospective buyers are to note the service charge payments referred to within the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
30	105 Mayfield Road, Chaddesden, Derby DE21 6FX	Completion Date 15.06.2023
32	30 Brindley Court, Wilkins Drive, Derby, Derbyshire DE24 8YR	Postponed
33	1-9 Woods Green Court, Woods Lane, Derby DE22 3UA	Postponed
35	Former Castle Donington Methodist Church and 2 Apriary Gate, Market Street, Castle Donington, Derby DE74 2JA	Postponed
38	27 New Street, Church Gresley, Swadlincote, Derbyshire DE11 9PS	Room 1 now re-let at £463.00 per month.

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Lot	Address	Amendment
41	Apartment 85, The Horizon, 2 Navigation Street, Leicester, Leicestershire LE1 3UN	Tenure is leasehold and not freehold as specified in our marketing. Property may not be mortgageable due to seller length of ownership. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
44	33 Westleigh Road, Leicester, Leicestershire LE3 0HH	Postponed
46	Room 4 Flat 3, Heritage Hall Lodge, 576 Oxford Street, Sheffield S6 3FG	Postponed
47	233 Canklow Road, Rotherham S60 2JH	Sold Prior
48	1 Kellett Crescent, Leeds LS12 4AQ	Completion Date: 23.06.2023
49	11 Roper Lane, Queensbury, Bradford BD13 2DQ	Postponed
50	12 Wood Street, Haworth, Keighley BD22 8BJ	Postponed
54	43 Byron Street, Daybrook, Nottingham, Nottinghamshire NG5 6BQ	Completion Date: 22.06.2023

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Lot	Address	Amendment
56	53 Commercial Road, Bulwell, Nottingham NG6 8HF	Sold Prior
57	29 Palin Street, Nottingham, Nottinghamshire NG7 5AD	To clarify the property is sold subject to tenancy and not with vacant possession as set out in our marketing. AST is included in the legal pack confirming rental payable of £950 pcm
58	19 - 27 Pall Mall, Hanley, Stoke-On-Trent, Staffordshire ST1 1EB	Completion date 07.07.2023
59	Flat 41, Chatsworth Court, Park View, Ashbourne DE6 1PF	Postponed
60	Land to the rear of 40 Ladywood Road, Ilkeston DE7 4NE	Postponed
61	Flat 17, Emerald Court, Chelmscote Road, Solihull B92 8BX	Please note: There are 51 years remaining on the lease and there is an estimated service charge for 2023 is £1,700.25 per flat. The property is also sold with a tenant in situ, however the tenant is due to vacate on 31st May 2023. No documentation relating to the tenancy will therefore be provided and the buyer buys regardless of whether the tenant remains in situ or not. The buyer accepts the position and indemnifies the seller of any costs and liability associated with the same.
62	21 St. Johns Close, Knowle, Solihull B93 0NN	The buyer is aware that there is only 40 years remaining on the lease.
63	The Dell, Peterbrook Road, Shirley, Solihull, West Midlands B90 1HZ	Completion will be in accordance with special condition 17. Buyers are referred to the Overage Agreement in the legal pack (TP1). Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.

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Lot	Address	Amendment
64	Clarage House, Long Lane, Halesowen, Halesowen, West Midlands B62 9LA	We have not had sight of all tenancy agreements and cannot confirm the rental figure set out in our marketing. Buyers are to inspect the legal pack and rely on independent enquiries in this respect.
65	73 Vicarage Road, Wednesbury WS10 9DP	Postponed
67	16 Stourhead Road, Rugby CV22 7BF	Completion Date: 22.06.2023
71	13 Thorn Street, Bacup OL13 9JG	Withdrawn
72	69 Brynn Street, St. Helens, St. Helens, Merseyside WA10 1JA	Sold Prior
73	91 Castle Street, Stockport SK3 9AR	The property is not sold with vacant possession as set out in our marketing and is sold subject to an occupational tenancy.
74	217 Mottram Road, Hyde SK14 2PE	Postponed
75	47 St. Helens Road, Leigh WN7 4HA	Completion Date 22.06.2023 The tenure of the property is leasehold and not freehold as specified in our marketing. The lease is for a term of 900 years (less 10 days) from 1.5.1874. Copy lease has not been provided and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. EPC was done 23rd May and the Certificate will be made available as soon as possible.

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Lot	Address	Amendment
76	30 Marne Crescent, Rochdale OL11 5DN	Withdrawn
77	1 Old Chapel Road, Crockenhill, Swanley BR8 8LL	Completion Date 08.06.2023
78	12 Houghton Road, Manchester M8 5SQ	Withdrawn
79	216a, 216b and 216c, The Box Works, 4 Worsley Street, Manchester M15 4NU	Completion date 22.06.2023 975 years remain on the lease and not as set out in our marketing
82	21 Crondall Street, Manchester M14 4UB	Completion Date 22.06.2023
83	153 Rawsthorne Avenue, Manchester M18 7GA	Sold Prior
84	3-5 Hamilton Street, Oldham OL4 1DA	Withdrawn
85	235 Aqueduct Street, Preston PR1 7JN	Withdrawn

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Lot	Address	Amendment
86	48 Fermor Road, Tarleton, Preston PR4 6AP	Guide Price: £290,000+ Completion Date: 22.06.2023
91	32A Welbeck Road, Bolsover, Chesterfield, Derbyshire S44 6DE	The location plan confirms the extent of the property offered for sale
92	7 Kiln Croft, Etwall, Derby DE65 6HW	Postponed
93	41 Main Street, Middleton, Matlock DE4 4LU	Sold Prior
94	73 Sanderson Road, Chaddesden, Derby DE21 6QY	Completion Date 16.06.2023
95	85-87 Curzon Street, Derby DE1 1LN	The rental incomes on the tenancy agreements within the legal documents vary slightly from those advertised in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
97	44 Main Street, Netherseal, Swadlincote DE12 8DA	Postponed
98	231a Ashby Road, Coalville LE67 3LG	Sold Prior

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Lot	Address	Amendment
99	26 West Bank Avenue, Derby DE22 1AP	Sold Prior
100	26 Bendall Green, Littleover, Derby DE23 2PJ	The Auctioneers have not received evidence of the rental increase from June 2023 mentioned in our sales particulars and prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding. We believe this property to be of non-standard construction. Buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
101	26 Eastwood Drive, Littleover, Derby DE23 6BN	Sold Prior
102	12 Good Hope Court, Derby, Derbyshire DE24 1AR	Sold Prior
106	41A Market Street, Hatherleigh, Okehampton EX20 3JP	Completion Date: 22.06.2023
107	Flats 1, 2 & 3, 2-3 The Square, Holsworthy EX22 6DL	The legal title describes the Property as Flat 1, 2-3 The Square. Prospective buyers are referred to the Schedule of Dilapidations in the legal pack and are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
108	6 Anershall, Wingrave, Aylesbury, Buckinghamshire HP22 4QH	We have not been provided with a copy of the Tenancy Agreement and cannot therefore confirm the rental figure referred to in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
109	123 The Broadway, Southend-On-Sea, Essex SS1 3EX	The location plan shows the extent of the property offered for sale. Completion Date 09.06.2023

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Lot	Address	Amendment
110	12A Ankerdine Crescent, London SE18 3LQ	Sold Prior
111	Flat 2, 545 Lordship Lane, London SE22 8LB	Lease is for a term of 999 years from 24.6.1985. Buyers are referred to the special conditions of sale, including but not limited to those in relation to pending S20 works, incomplete LPE1, unilateral notice, share certificate and subsidence claim. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
113	14 Shortlands Green, Welwyn Garden City AL7 3RX	Completion Date: 22.06.2023
114	27B Norbury Road, Thornton Heath CR7 8JP	The buyer is aware that neither the seller nor HM Land Registry hold the lease dated 25th March 1991.
115	The Cottage, Llancloudy, County Of Herefordshire, Hereford, Herefordshire HR2 8QP	Completion Date 22.06.2023
116	Flat 4, 18 Kingsdown Avenue, South Croydon, Surrey CR2 6QF	Postponed
117	2 Pig Lane, Beccles, Suffolk NR34 9DT	Completion Date 08.06.2023
117a	Crown Inn, 1 Crown Street, Stowmarket IP14 1HX	Postponed

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Lot	Address	Amendment
119	59 Ridgeway Avenue, Gravesend, Kent DA12 5BE	There is no tenancy agreement provided in the legal pack and we therefore cannot confirm the rental figure given in our marketing. Prospective buyers are advised to make all necessary independent enquiries prior to placing their bid as this will be binding.
121	Land Adjacent to 31 Buryholme, Broxbourne EN10 6PE	Completion date 23.06.2023
122	Land adjacent to 61 Lammamead, Broxbourne EN10 6PF	Completion date 23.06.2023
123	31 Oakville Avenue, Rhyl, Denbighshire LL18 3TG	Sold Prior
127	85 - 97 St. Barnabas Road , and 91 to 97 (Odd) St. Barnabas Road, Middlesbrough TS5 6AZ	Withdrawn
129	33a Peel Street, Padiham, Burnley BB12 8RP	Sold Prior
130	29 Everest Drive, Bispham, Blackpool FY2 9DH	Withdrawn
131	23 Herbert Street, Burnley BB11 4JX	Completion Date: 22.06.2023

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132	Room 8, 2 Hallgate, Bradford, West Yorkshire BD1 4NN	The tenure is Leasehold.
133	G1 Nexus Point, 10 Edwards Road, Birmingham B24 9EQ	Completion Date 22.06.2023
134	Land adjacent 3 Hallmoor Road, Kitts Green, Birmingham B33 9QY	Completion Date: 22.06.2023
137	50 Buffery Road, Dudley DY2 8ED	According to the AST, the current rental income is £6,240 per annum.
138	39 Francis Road, Stechford, Birmingham, West Midlands B33 8SL	Postponed
139	31 Avon Road, Stanley DH9 6JW	Withdrawn
140	16 Turnberry Way, Cramlington NE23 2DD	Withdrawn
141	7 Sibthorpe Street, North Shields NE29 6NQ	Withdrawn

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142	38 Brownlow Road, South Shields NE34 0QT	Withdrawn
143	2A Acacia Terrace, Ashington NE63 0AQ	Withdrawn
144	62 Howe Street, Gateshead NE8 3PP	Withdrawn
145	66 Howe Street, Gateshead NE8 3PP	Withdrawn
146	64 Castle Green, Sunderland SR3 3HR	Withdrawn
147	20 Linden Road, Brotton, Saltburn-By-The-Sea TS12 2RU	Withdrawn
148	96 Bannockburn Way, Billingham TS23 3QW	Withdrawn
149	28 Front Street South, Trimdon, Trimdon Station TS29 6LZ	Withdrawn

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150	8 Anchorage Mews, Thornaby, Stockton-On-Tees TS17 6BG	Withdrawn
151	3 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn
152	17 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn
153	41 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn
154	42 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn
155	44 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn
156	47 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn
157	48 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn

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158	50 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn
159	51 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn
160	57 Trinity Mews, Thornaby, Stockton-On-Tees TS17 6BQ	Withdrawn

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